

**Town of Camden  
Board of Adjustment Meeting  
Camden Municipal Building  
August 16, 2017**

**CALL TO ORDER**

Commissioner Torres called the meeting to order at 6:30 p.m. and noticed that this regular Board of Adjustment meeting is being held in compliance with Delaware Open Public Meeting Act by posting the agenda on August 4, 2017, in the following manner:

- The official bulletin boards;
- Posted on the official electronic sign; and
- Posted on the official website

Member Torres led attendees in the Pledge of Allegiance.

Members Attending: Commissioner Harshbarger, Commissioner Torres, and Commissioner Badger.

Members absent: Chairman Prystajko

Staff Attending: Town Clerk Jamie Fenske, Code Enforcement Officer Harold Scott, and Town Manager Aaron Chaffinch.

**MINUTES**

Motion made by Commissioner Harshbarger seconded by Commissioner Torres, to approve the December 21, 2016 regular meeting minutes. All in favor; none opposed.

**NEW BUSINESS**

*Application submitted for relief for 4580 S Dupont Hwy, parcel 7-02-094.00-01-28.05-000, to allow an additional double sided 3'x5' sign at the entrance to Shore Bank coming off of Walmart Drive.*

Dale McCalister, First State Signs, and Robin Deputy, Branch Manager of Shore Bank, explained that they are asking for a sign that is 3'x5' at the entrance of the bank driveway to show people where the entrance is and to prevent them from going past the bank and going down the do not enter.

Mrs. Deputy explained that she is able to see customers from her office that pass the bank entrance and try to turn down the one way street.

Mr. McCalister added that bank is covered by trees and there are trees that are blocking the do not enter sign.

Mrs. Fenske explained that the trees have been cut back and the do not enter sign is much more visible.

Mr. McCalister explained that the bank is not asking for more signage to advertise for the bank but to get the customers into the bank safely. He added that the sign they are proposing will not be lit.

Commissioner Badger explained that Aldi was denied for a similar request with similar reasoning. He added that the code allows for a 1' x 1' directional signage.

Commissioner Badger added that the sign that WSFS has does not meet the current code but is much smaller than the signage that Shore Bank is requesting.

Mr. Larry Dougherty explained that he is a resident of Shore Bank and he agrees with the Commissioners of the Board of Adjustment along with Shore Bank. He added that he feels that a sign is needed at the entrance to help customers find the entrance.

Commissioner Harshbarger questioned Mr. Dougherty if he felt a 1' x 1' sign would be sufficient in his opinion.

Mr. Dougherty explained that he does not know if the word "entrance" could visibly fit on a 1' sign.

Commissioner Torres explained that he is very familiar with the road and understands the vegetation.

Mrs. Fenske added that there is an ordinance that allows for the buildings to have more signage on the side of the building that faces Walmart Drive.

Mr. McCalister requested that if the Board of Adjustment will not allow for the 3' x 5', if they could allow for something with the same proportion, such as a 29" x 4'.

Commissioner Badger explained that he does not want to set precedence for more businesses to come and want similar variances.

Commissioner Badger questioned the town staff if they had a recommendation of a sign.

Mrs. Fenske recommended a 2' x 2' sign.

Commissioner Torres replied that he agreed with allowing a 2' x 2' sign.

Mr. Harold Scott mentioned that Dunkin Donuts has similar issues with people trying to drive down the do not enter.

A motion was made by Commissioner Harshbarger, seconded by Commissioner Badger, to approve a variance for relief at 4580 S Dupont Hwy, parcel 7-02-094.00-01-28.05-000, to allow for an additional double sided 2' x 2' sign at the entrance to Shore bank that displays the Shore Bank logo and the word entrance. All in favor, motion carries.

*Application submitted for relief of rear yard setback for Caesar Rodney High School 7-02-094.07-01.00-000 and 7-02-085.19-01-20.01-000.*

Philip Conte, Studio Jade, explained that CR High School is looking at doing several renovations and additions in the near future. They are looking at improving the sports fields, bleachers, adding an addition to the school, and doing ADA improvements.

Mr. Conte explained that they are eliminating a building that is closer to the property line and will be constructing a new building that is farther away from the property line than the existing building.

Commissioner Badger explained that he feels that they are doing their best to follow the Town of Camden code while trying to maximize the space on the property.

Commissioner Badger questioned what the town staff's recommendation was on the matter.

Mrs. Fenske replied that the town staff is recommending to approve the relief of the rear yard setback as requested.

A motion was made by Commissioner Badger, seconded by Commissioner Harshbarger, to approve the variance request as submitted for relief of the rear yard setback for Caesar Rodney High School, parcels 7-02-094.07-01.00-000 and 7-02-085.19-01-20.01-000. All in favor, motion carries.

## **ADJOURNMENT**

At 7:01 a motion was made by Commissioner Badger, seconded by Commissioner Torres to adjourn the meeting. All in favor; none opposed.

*Respectfully submitted,*

*Jamie Fenske, Town Clerk*